



632 N. Jacobus Ave.
Robin Riley, owner
Parcel #117040130

Proposed alterations:

1. Replace dilapidated and hazardous shed
2. Replace chain link fence

632 N. Jacobus



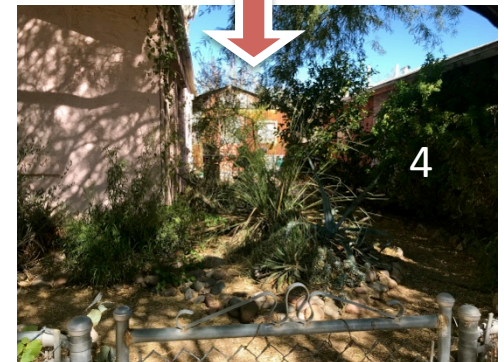
Front entrance of house located on the west side of property.



The views shown are:

1. West side property including driveway
2. West side property with front door
3. Southwest corner with chain link visible.
4. View from south end of property looking north. Shed is visible (see arrow).

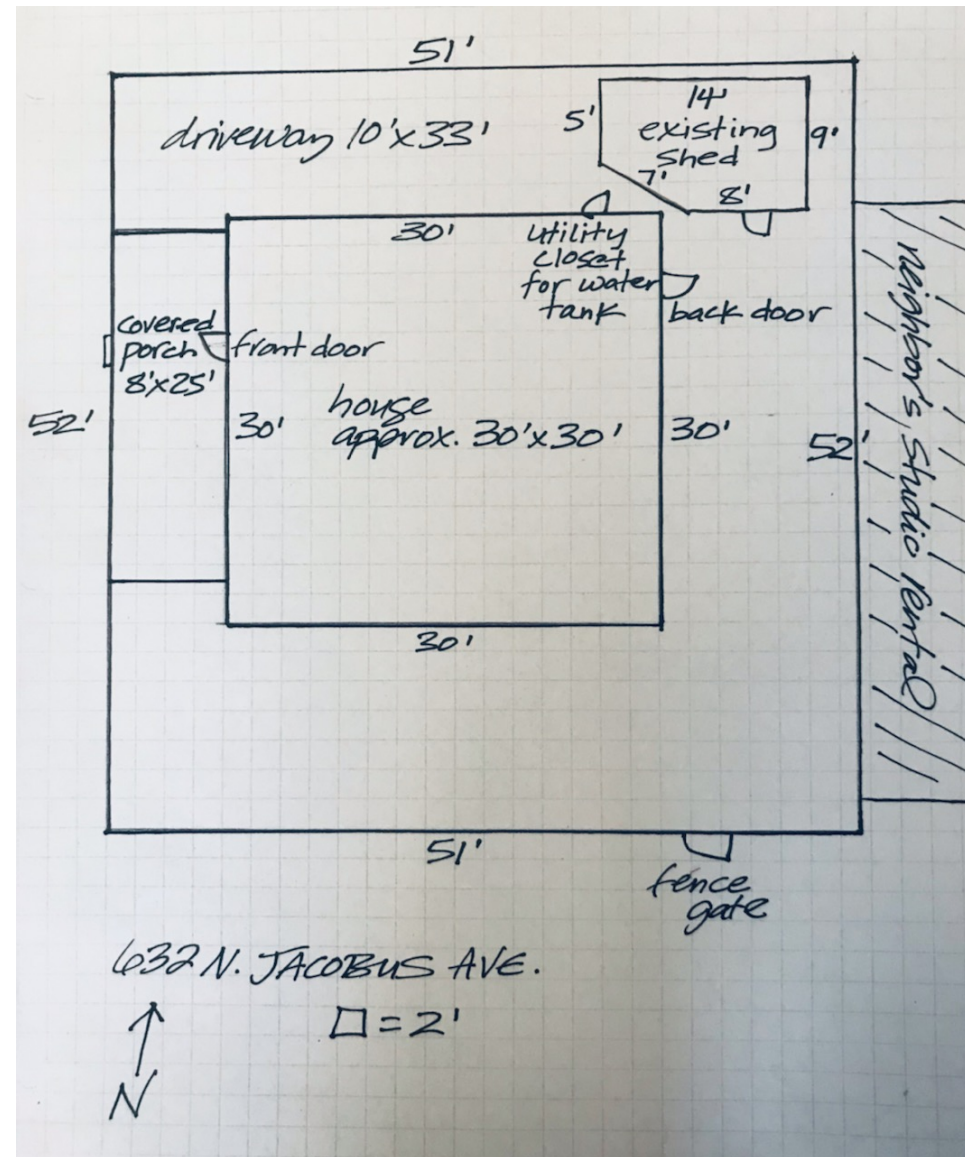
Note: North side of property is neighbor's yard and east side is bounded by neighbor studio building.





Site Map with property lines
(shown above) and with
notations (shown at right).

Please note: metal shade structure
(shown above) on east side of property
near the shed and neighbor's studio
rental collapsed and was removed.





The blue boundary highlights the property lines. The photo is oriented with north at top.

The single red arrow at the north east corner of the lot points to the shed that will be replaced.

The other three arrows (2 at the south and 1 at the west) indicate the location of the chainlink fence.

The front entrance faces west. The driveway is just north of the house.

Proposed Alteration #1: replace current chain link fence with corrugated metal with rust stain.

Top picture: shows current fence. Located on the entire south side of the property (51') and some of west side of property (27'). This fence is non-compliant with regards to WUNA standards and should be replaced.

Bottom picture: is an example found in the neighborhood directly east of this location on 1st Ave.

Proposed height for new wall is 5' along south end of property and 4' along west side of property (front of house).

Note: original footers and vertical posts will stay in place and be used for the new fence. The new fence will be fitted over vertical posts.





Proposed Alteration #2- replace metal shed with metal shed

Current shed condition- framing is severely termite damaged, doors and windows not secure because of rotten wood, falling apart, hazard to tenants, and placement is too close to house (hard to access backyard from sideyard/driveway).

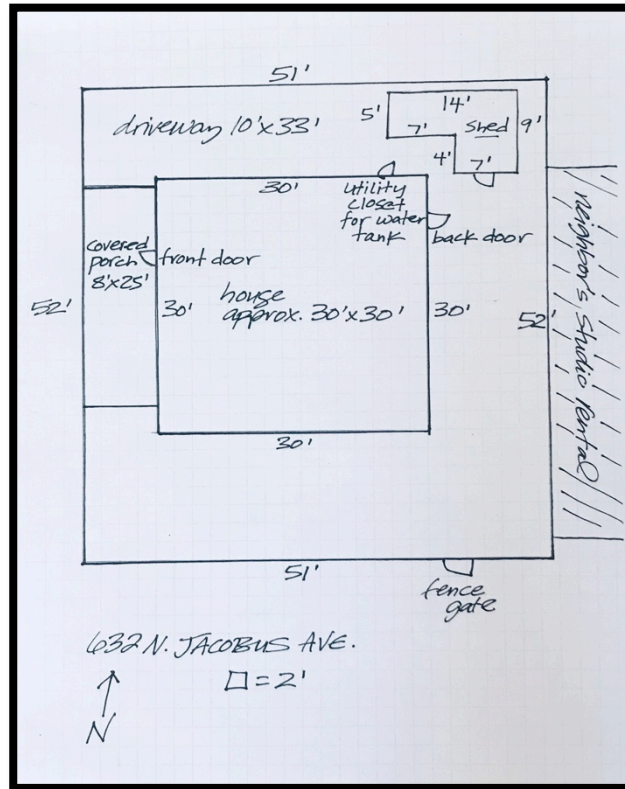
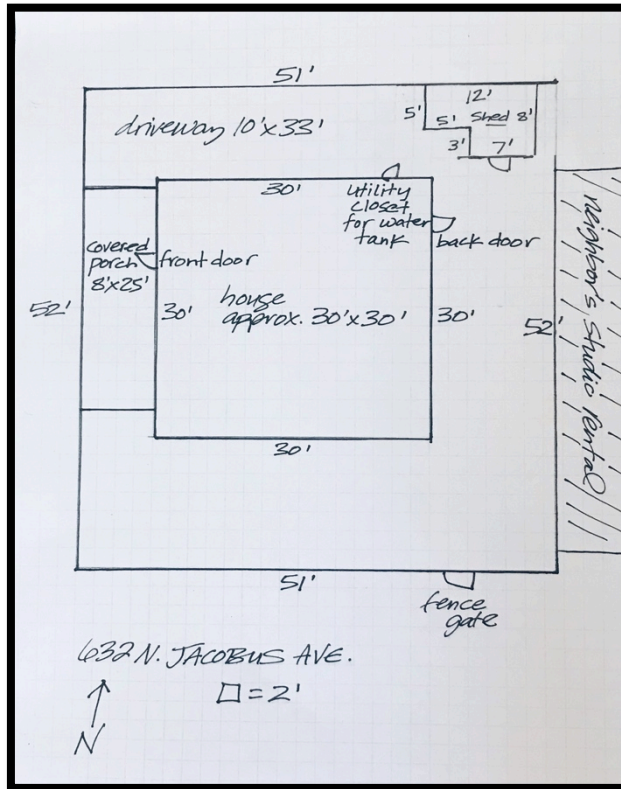


Proposed shed sample: smaller footprint than current shed; only one door facing south (sample below shows 2 doors).



Current shed occupies a roughly 9' x 14' area with highest roof point of 10' high sloping down to 7'.

Proposed shed would occupy a smaller footprint leaving more space between house and shed. Roof height not to exceed 10' at highest point. It will also have a slope. No windows except clerestory.

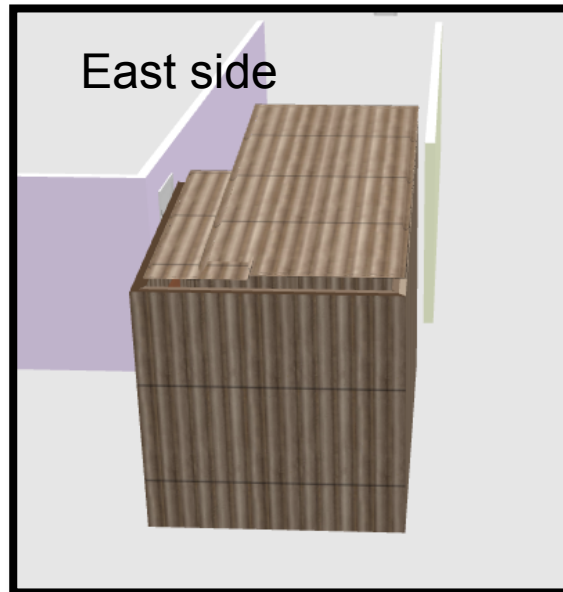
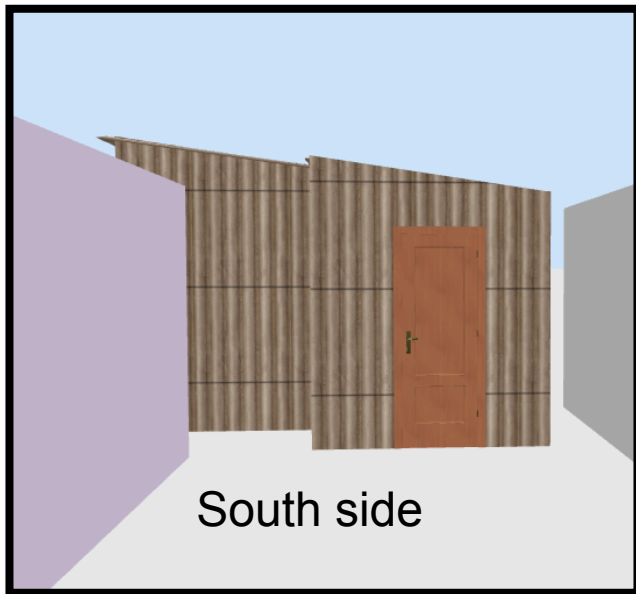
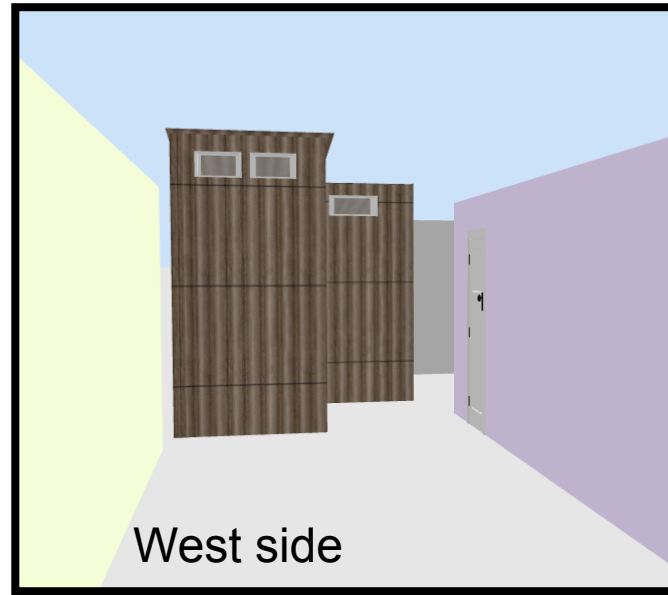
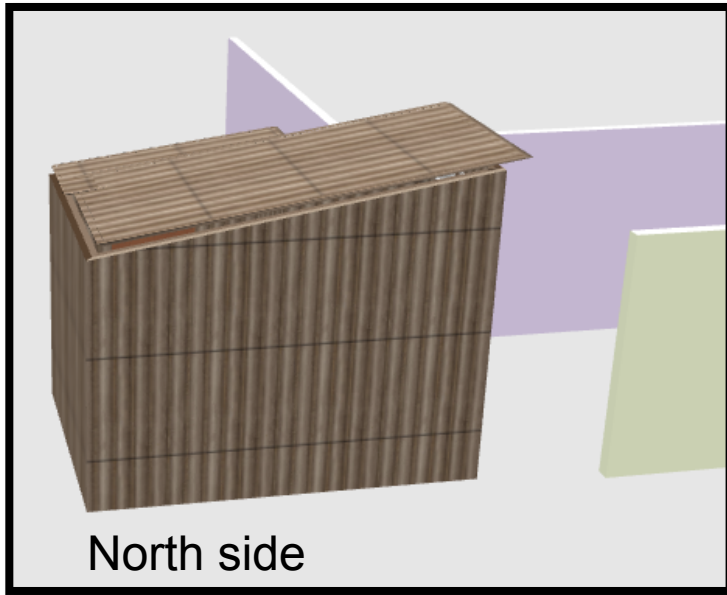


Proposed Shed Plan

-L-shape plan

-these are both similar in shape, but slightly alter placement and dimensions. I would like to be able to see the space once the demo is complete to determine which spacing works better for the yard. I would like to have more access space from the driveway to the back of the house.

Elevation Views



Materials – corrugated metal with rust stain finish

Size- highest point 10', lowest point 8'

Windows- 10" x 18" metal framed with plexiglass sealed inserts

Door- metal